

Building Missouri's Legacy

REVENUE BOND PROJECT

Table Rock State Park

MISSOURI STATE PARKS

Missouri Department of Natural Resources

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MISSOURI
DEPARTMENT OF
NATURAL RESOURCES





Improved campsites include concrete pads, 50-amp electric, sewer and water hookups.



Table Rock State Park CAMPGROUND UPGRADE PROJECT

Table Rock State Park features one of the most popular campgrounds in the state park system (See Example A). The park features several sewer/electric/water campsites and they are the most popular sites in the park. The park is experiencing more demand for sewer/electric/water campsites. The proposed project involves completely removing 22 campsites where only electricity is available, and replacing those with 22 newly constructed sites offering 50-amp electric service, sewer and water connections. A campsite's life is typically 40 years.

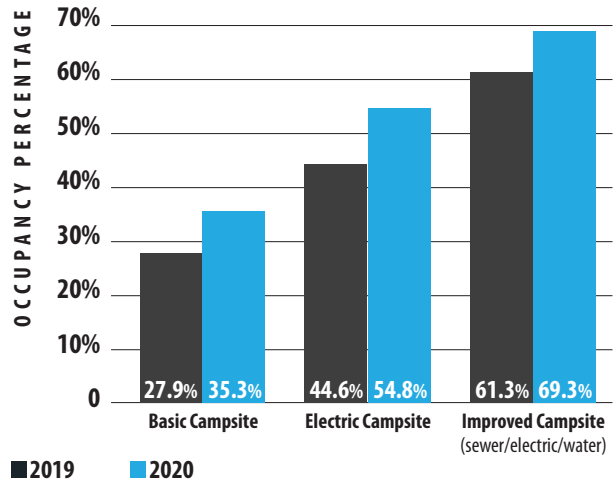
The annual revenue generated by this proposed project will be approximately \$109,000 (See Example B). Revenue is estimated using current/electric/water rates and the average occupancy of comparable sewer/electric/water campsites at Table Rock State Park. The cost of the campground upgrade is estimated to be \$1.85 million (See Example C) with a payback of approximately 17 years.

A. WHY PURSUE THIS PROJECT?

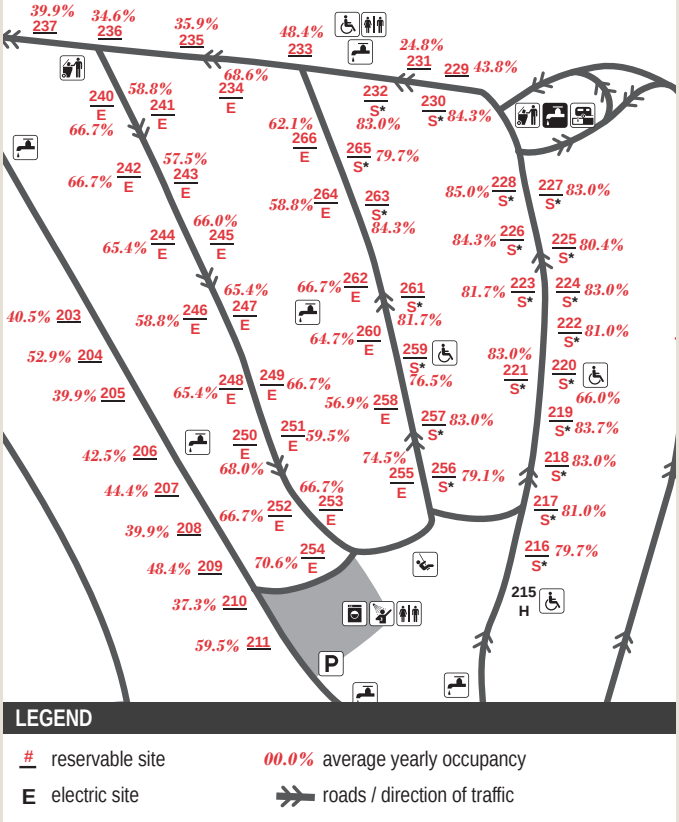
State park visitors continue to request additional campsites and increased campsite amenities. User data shows that campsites with these amenities have the highest occupancy and visitors stay longer.

In response to user demand and age of existing infrastructure, the project is expected to be well-received and attractive to park visitors, while providing revenue opportunities to the park.

The graph below reflects percentage of nights occupied by site type. Information is based on sites available on more than 300,000 nights sold and approximately 1 million overnight guests.



The map below is a portion of Table Rock State Park's campground map, depicting the average percentage of occupancy per site for May through Sept. of 2020.



B. WHAT IS THE REVENUE THAT WILL BE GENERATED BY THESE IMPROVEMENTS?

Existing 30-amp electric service campsites rent for \$23 a night. Renovated 50-amp sites offering sewer and water connections rent for \$37 a night. The increased rate and increased occupancy will generate more than \$109,000 annually.

CALCULATION FOR APPROXIMATE ADDITIONAL REVENUE

Number of Renovated Campsites	22
Rate Per Night	\$37
Average Annual Revenue Generated	\$189,132
Less Revenue of Existing Sites	(\$80,071)

TOTAL APPROXIMATE REVENUE GENERATED \$109,062

C. WHAT IS THE COST OF THESE IMPROVEMENTS?

Campground renovation projects with full hookup average \$55,000 per campsite. This includes the total cost of water, sewer, roads and electrical service.

ESTIMATED COSTS TO RENOVATE A CAMPGROUND TO IMPROVED, FULL HOOK-UP SITES

Construct 22 Campsites	\$1,335,950
Infrastructure and Site Work	\$148,438
Design and Bidding	\$169,994
15% Contingency	\$200,393

TOTAL PROJECT COST \$1,854,775